

# \$549,900 - 111 Canals Circle Sw, Airdrie

MLS® #A2223302

## \$549,900

5 Bedroom, 4.00 Bathroom, 1,809 sqft  
Residential on 0.07 Acres

Canals, Airdrie, Alberta

With over 2500 square feet of living space, this 5 bedroom 3.5 bathroom semi-detach home backing onto green space with remarkable curb appeal and numerous tasteful attributes is sure to impress you. The home boasts a highly functional layout with hardwood flooring throughout the main level, a convenient half bath, a laundry room equipped with shelving, and a spacious flex room that benefits from ample natural light through a large window. The kitchen is elegantly designed with quartz countertops, a marble subway tile backsplash, pendant lighting, and LG stainless steel appliances, complemented by a dining area that provides access to the backyard. The living room features an electric stone surround fireplace and oversized windows that overlook a deck with a propane fire pit, as well as a yard that includes a sandbox and an additional in-ground fire pit. The staircase leading to the upper level offers a notably wide and open ambiance due to the open-to-below design. Upon reaching the upper floor, the layout first introduces a family/bonus room equipped with a gas fireplace, built-in projector, and speakers. This level also comprises 2 generously sized bedrooms, a 4-pc bathroom, and a primary bedroom measuring 15' x 12' with a walk-in closet and a 4pc ensuite. The fully developed basement features two oversized bedrooms, one of which includes an electric fireplace, along with a four-piece bathroom. The garage is fitted with built-in shelves and bike storage



for your convenience. This home is conveniently located within short walking distance to various grocery stores, shopping centres, and several schools. Very attractively priced, Won't last long on the market.

Built in 2007

### Essential Information

MLS® #	A2223302
Price	\$549,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,809
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	111 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3E8

### Amenities

Parking Spaces	2
Parking	Garage Door Opener, Insulated, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, No
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	Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Humidifier, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Brick Facing, Electric, Family Room, Free Standing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	12
Zoning	R2

## Listing Details

Listing Office	Royal LePage Benchmark
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